

# S.B. WRIGHT & WRIGHT and CONDIE

Solicitors  
(Est 1883)

Ph: 4957 2363 Fax: 4951 4099

## SETTLEMENT STATEMENT

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Seller: **LISA VIOLET PATTERSON**  
Buyer: **CHAD HUGH JAMES QUIGLEY & ANGELA JOANNE QUIGLEY AS TRUSTEES FOR "THE CHAD QUIGLEY SUPERANNUATION FUND"**  
Settlement Date: 30 MARCH, 2022  
Place of Settlement: PEXA  
Time of Settlement: 1:30 PM  
Property: 7/70 EYRE STREET, NORTH WARD

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### SETTLEMENT FIGURES

	Contract price		\$225,000.00
<b>LESS</b>	Deposit	\$10,000.00	
	Release fee on Sellers' Mortgage	197.00	
	Water Adjustment	104.18	10,301.18
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			\$214,698.82
<b>PLUS</b>	Rates Adjustment	750.92	
	Body Corporate Levies Adjustment	257.26	1,008.18
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<b>BALANCE PAYABLE AT SETTLEMENT :</b>			\$215,707.00
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### ADJUSTMENTS

#### RATES

Net rates of \$1,477.35 taken as paid at settlement for period 01.01.2022 to 30.06.2022 (181 days)  
Buyers responsible for period 31.03.2022 to 30.06.2022 (92 days)  
 $\$1,477.35 \div 181 \text{ days} \times 92 \text{ days} = \$750.92$

#### WATER

Water usage for period 17.11.2021 and 10.03.2022 = 9,349 kl – 9,848 kl = 499 kl  
 $499 \text{ kl} \times 11.1100\% \text{ (contribution entitlement for this unit)} \times \$1.59/\text{kl} = \$88.15$

Water usage for period 23.03.2022 (special meter reading date) and 10.03.2022 (last read date) =  
9,907 kl – 9,848 kl = 59 kl for 13 days  
 $59 \text{ kl} \times 11.1100\% \div 13 \text{ days} \times 20 \text{ days (from last read date to settlement date)} @ \$1.59 = \$16.03$

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### BODY CORPORATE LEVIES

Administrative Fund levy of \$793.95 and Sinking Fund Levy of \$708.11 (a total of \$1,502.06) paid for period 01.11.2021 to 30.04.2022 (181 days)

Buyers responsible for period 31.03.2022 to 30.04.2022 (31 days)

$\$1,502.06 \div 181 \text{ days} \times 31 \text{ days} = \$257.26$

### DISBURSEMENT OF SETTLEMENT PROCEEDS

1.	Townsville City Council	1,629.62
2.	PEXA	117.92
3.	CBA	139,693.62
4.	Caloundra Law	880.00
5.	Lisa Violet Patterson	73,385.84

**TOTAL :** \$215,707.00  
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### TOTAL FUNDS REQUIRED AT SETTLEMENT FROM BUYERS

1.	Balance payable to Sellers at settlement	\$215,707.00
2.	Commissioner of State Revenue ( <i>transfer duty</i> )	6,300.00
3.	Department of Resources ("DOR"):	
	Lodgement fee on Sellers' Release of Mortgage	\$197.00
	Lodgement fee on Buyers' Transfer	<u>382.00</u> 579.00
4.	SB Wright & Wright and Condie ( <i>legal fees, costs and outlays</i> )	2,444.43
5.	PEXA ( <i>e-conveyancing settlement fee</i> )	117.92

**TOTAL :** \$225,148.35  
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### DOCUMENTS FROM SELLER

(i) Form 3 Release of Mortgage No. 719209513 from CBA.

### DOCUMENTS FROM BUYERS

(ii) Stamped Form 1 Transfer and Form 24;  
(iii) Day of Settlement search.

### KEYS

Buyers to collect same from Agent following settlement.